124.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,597,700 / 1,597,700
					USE VALUE:	1,597,700 / 1,597,700
					ASSESSED:	1,597,700 / 1,597,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		MAPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOWN OF ARLINGTON SCHOOL
Owner 2:	
Owner 3:	
Street 1:	730 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 18,375 Sq. Ft. of land mainly classified as Improved-Edu with a Old Style Building built about 1900, having primarily Vinyl Exterior and 5408 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
934	18375.000	723,600		874,100	1,597,700
Total Card	0.422	723,600		874,100	1,597,700
Total Parcel	0.422	723,600		874,100	1,597,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 295.43 | /Parcel: 295.4

Legal Description

User Acct 80003

GIS Ref

GIS Ref

Insp Date 05/04/00

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 124.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	934	FV	723,500	0	18,375.	874,100	1,597,600	1,597,600	Year End Roll	12/18/2019
2019	934	FV	601,500	0	18,375.	922,700	1,524,200	1,524,200	Year End Roll	1/3/2019
2018	934	FV	601,500	0	18,375.	679,900	1,281,400	1,281,400	Year End Roll	12/20/2017
2017	934	FV	601,500	0	18,375.	650,700	1,252,200	1,252,200	Year End Roll	1/3/2017
2016	903	FV	601,500	0	18,375.	602,200	1,203,700	1,203,700	Year End	1/4/2016
2015	903	FV	566,700	0	18,375.	505,000	1,071,700	1,071,700	Year End Roll	12/11/2014
2014	903	FV	566,700	0	18,375.	493,400	1,060,100	1,060,100	Year End Roll	12/16/2013
2013	903	FV	566,700	0	18,375.	470,100	1,036,800	1,036,800		12/13/2012

!9645!

PRINT

Date	Time
12/11/20	00:05:34

LAST REV

Date	Time
05/22/18	09:40:35

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9645

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	5109-386		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	80003
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2018	488	Redo Kit	67,805	C				
9/25/2015	1428	Porch	106,835		9/25/2015			Demo of existing p
12/6/1996	637	Manual	275					RAILINGS
8/4/1995	453		24,000					REMODEL BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2000	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
934	Improved-Edu		18375		Sq. Ft.	Site		0	90.	0.53	10									874,123						874,100	

Total AC/HA:	0.42183	Total SF/SM:	18375	Parcel LUC:	934	Improved-Edu	Prime NB Desc:	ARLINGTON	Total: 874,123	Spl Credit	Total: 874,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	6	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.84415680
Const Adj.:	1.00989902
Adj $ / SQ:	110.827
Other Features:	120000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1048705
Depreciation:	325098
Depreciated Total:	723606

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	4	
Totals			
1	12	4	

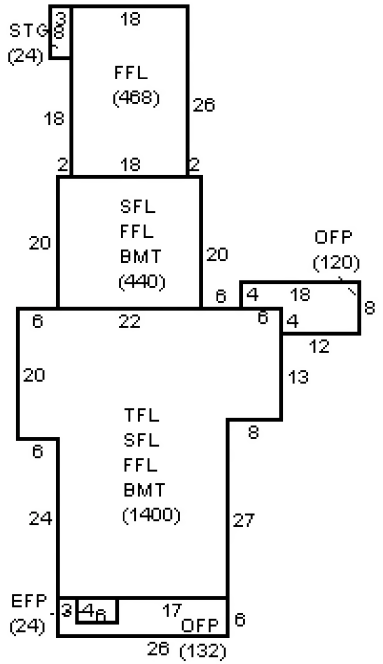
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.40
Special Features:	0	Val/Su Net:	95.87
Final Total:	723600	Val/Su SzAd	133.80

SKETCH



15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,308	110.830	255,788
BMT	Basement	1,840	33.250	61,176
SFL	Second Floor	1,840	110.830	203,921
TFL	Third Floor	1,260	110.830	139,642
OFP	Open Porch	252	23.280	5,865
EFP	Enclos Porch	24	73.320	1,760
STG	Storage	24	14.480	347

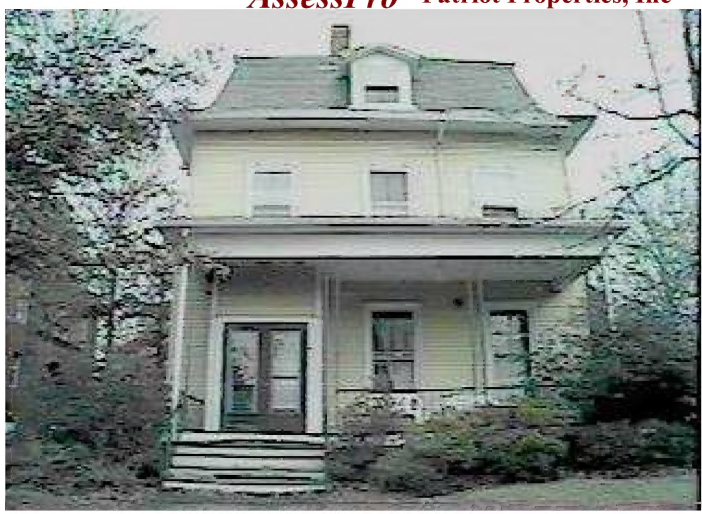
Net Sketched Area:	7,548			Total:	668,499
Size Ad	5408	Gross Are	7688	FinArea	5408

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	90				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

124.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	